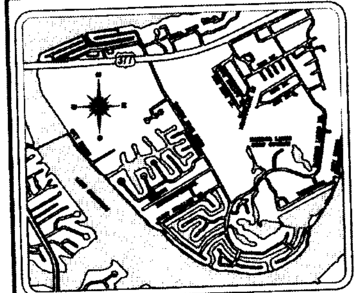
B.L. BUILDING LINE
D.U.E. DRAINAGE & UTILITY EASEMENT
U.E. UTILITY EASEMENT
CTV CABLE TV
EB ELECTRIC BOX
FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE

POINT OF

COUNTY OF HOOD §

WHEREAS Deborah A. Cleary is the owner of Lots 59 and 60, Catalina Bay II, Phase One, an addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Slide C-236, P.R.H.C.T. and according to the deed recorded in Document No. 2011-0002069 (Lot 59), Real Records, Hood County Texas and according to the deed recorded in Document No. 2011-0000759 (Lot 60) of said real records, the overall boundary of said lots being more particularly described by metes and bounds as follows:



LEGEND:

B.L. BUILDING LINE
D.U.E. DRAINAGE & UTILITY EASEMENT
U.E. UTILITY EASEMENT
CTV CABLE TV
EB ELECTRIC BOX
FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
WM WATER METER

GENERAL NOTES:

1. FLOOD STATEMENT: This property is located within Zone X, areas determined to be outside 500-year flood plain, according to the Flood Insurance Rate Map, Community Panel-No. 480356 0110 C, dated September 5, 1990.

2. Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury monument No. 9 "City of Granbury Waste Water Treatment Plant" was used as the controlling monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83, (1993). Elevations as shown are per GPS technology using City of Granbury GPS Master Control Network monument No. 9 "City of Granbury Waste Water Treatment Plant" as the benchmark. City Monument No. 9 bears North 79 degrees 02 minutes 06 seconds East, a distance of 1,955.79 feet from the Northeast corner of said Lot 60R.

3. All property corners are 5/8"capped iron rods found (BHB) unless otherwise noted.

BUILDING SITE NOTE:

A. The sub divider shall be required to fill the building pad to the most recent Building Code Standard regarding foundation elevation, or a minimum standard of the following (whichever is the most restrictive):

1. A two-percent (2%) rise from the flow line-of-curb within the gutter, measured horizontally from the top-of-curb to the proposed structure, plus an additional twelve inches (12") of vertical fill to be placed in 6" lifts at the building pad. Such fill located at the building site shall meet or exceed a minimum of a ninety-five percent (95%) compacting rate. Proof of compacting shall be provided at the expense of the applicant, sub divider or builder. Tests verifying compliance with this Section shall be conducted by a certified lab and the results forwarded to the Director of Community Development prior to permit approval.

2. The Community Development Department may approve alternative standards of site grading provided that the applicant, sub divider or builder supplies the City Engineer with proof that i) an alternative, appropriate drainage facility (i.e., lake, river, drainage channel, ect.) exists other than the top-of-curb and that ii) such facility is constructed and in-place prior to the Community Development Department approving a building permit for the building site. Additionally, structures built below the standard set forth in Section 3.6.A.1 will be graded to appropriately accommodate storm runoff around the structure. In no instance may the site be graded or the impervious cover be such that it allows for runoff or sheet-flow into any part of the structure.

3. One-hundred (100) year frequency finished floor elevations shall be a minimum of two feet (2') above the flood plain. No building permit shall be released for any structure located within the flood plain or flood way. The City may, at its discretion, require certification of building placement relative to the 100-year Flood Plain, flood way or any flood hazard area delineated on the FIRM map. Such certification must be performed by a licensed, Professional Engineer or Registered Professional Land Surveyor, whichever is required by the City Engineer, and shall be provided at the applicant, sub divider or builder's expense.

"AMENDING PLAT"
APPROVED BY THE COMMUNITY DEVELOPMENT:

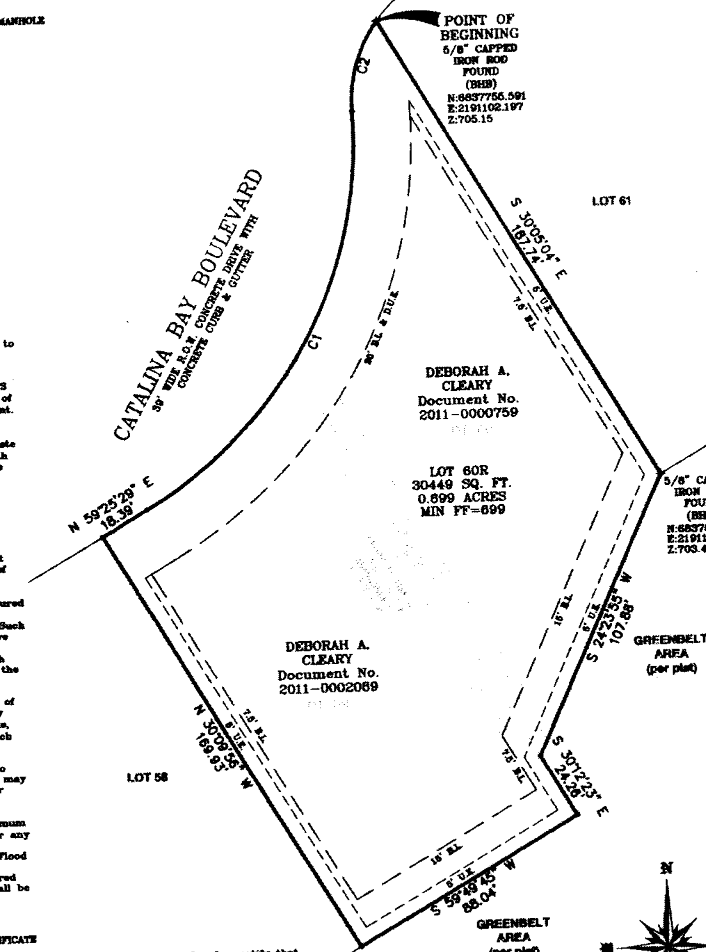
BY: [signature] Director of Community Development Department. — March 29, 2011 — DATE

ATTEST

BY: Angela D. McCafferty — 3-29-11 — DATE

APPROVED BY THE PUBLIC WORKS DEPARTMENT:

BY: [signature] Director of Public Works/City Engineer — 3-31-11 — DATE



SURVEYOR'S CERTIFICATE

That I, Timothy G. Martin, R.P.L.S. No. 5236, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

[signature]
Timothy G. Martin, R.P.L.S. No. 5236

Date: March 21, 2011

STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Timothy G. Martin, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 21st day of March

STATE OF TEXAS REGISTERED TIMOTHY G. MARTIN 5236 PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.50'	62°54'18"	165.23'	N 28°23'02" E	157.06'
C2	49.50'	38°40'59"	33.42'	N 16°23'50" E	32.79'

(Owner)
Deborah A. Cleary

(Surveyor)
Survey Services, Inc.
P.O. Box 1690

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS Deborah A. Cleary is the owner of Lots 59 and 60, Catalina Bay II, Phase One, an addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Slide C-236, P.R.H.C.T. and according to the deed recorded in Document No. 2011-0002069 (Lot 59), Real Records, Hood County Texas and according to the deed recorded in Document No. 2011-0000759 (Lot 60) of said real records, the overall boundary of said lots being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod found (BHB) on the Southeast Right-of-Way line Catalina Bay Boulevard (a 30 feet wide R.O.W.) for the Northeast corner of Lot 60 and the Northwest corner of Lot 61 of said Catalina Bay;

THENCE South 30 degrees 05 minutes 04 seconds East, along the Northeast line of said Lot 60 and the Southwest line of said Lot 61, a distance 167.74 feet to a 5/8 inch capped iron rod found (BHB) for the Southeast corner of said Lot 60 and the Southwest corner of said Lot 61 on the North line of the Greenbelt Area of said Catalina Bay;

THENCE South 24 degrees 23 minutes 55 seconds West, along the Southeast line of said Lot 60 and the Northwest line of said Greenbelt Area, a distance of 107.88 feet to a 5/8 inch capped iron rod found (BHB) for the Southwest corner of said Lot 60 and being on the Northeast line of said Lot 59 and an interior ell corner of said Greenbelt Area;

THENCE South 30 degrees 12 minutes 23 seconds East, along the Northeast line of said Lot 59 and a Southwest line of said Greenbelt Area, a distance of 24.26 feet to a 5/8 inch capped iron rod found (BHB) for the Southeast corner of said Lot 59 and an interior ell corner of said Greenbelt area;

THENCE South 59 degrees 49 minutes 45 seconds West, along the Southeast line of said Lot 59 and a Northwest line of said Greenbelt Area, a distance of 88.04 feet to a 5/8 inch capped iron rod found (BHB) for the Southwest corner of said Lot 59 and the Southeast corner of Lot 58 of said Catalina Bay;

THENCE North 30 degrees 09 minutes 56 seconds West, along the Southwest line of said Lot 59 and the Northeast line of said Lot 58, a distance of 169.93 feet to a 5/8 inch capped iron rod found (BHB) on the Southeast Right-of-Way line of said Catalina Bay Boulevard for the Northwest corner of said Lot 59 and the Northeast corner of said Lot 58;

THENCE North 59 degrees 25 minutes 29 seconds East, along the Southeast Right-of-Way line of said Catalina Bay Boulevard and the Northwest line of said Lot 59, a distance of 18.39 feet to a 5/8 inch capped iron rod found (BHB) for the the beginning of a curve to the left whose chord bears North 28 degrees 23 minutes 02 seconds East, a distance of 157.06 feet, and having a radius of 150.50 feet;

THENCE Northeasterly, along the Southeast Right-of-Way line of said Catalina Bay Boulevard and the Northwest line of said Lot 59 and Lot 60, through a delta angle of 62 degrees 54 minutes 18 seconds, an arc length of 165.23 feet to a 5/8 inch capped iron rod found (BHB) for the beginning of a curve to the right whose chord bears North 16 degrees 23 minutes 50 seconds East, a distance of 32.79 feet, and having a radius of 32.79 feet;

THENCE Northeasterly, along the Southeast Right-of-Way line of said Catalina Bay Boulevard and the Northwest line of said Lot 59 and Lot 60, through a delta angle of 38 degrees 40 minutes 59 seconds, an arc length of 33.42 feet to the POINT OF BEGINNING, containing 30,449 Square Feet or 0.699 of an Acre of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Deborah A. Cleary, owner, does hereby adopt this AMENDING PLAT designating the herein above described property as "Lot 60R, Catalina Bay II, Phase One", an addition to the City of Granbury, Texas. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Granbury. In addition, utility easements may also be used for the mutual use in accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Granbury use thereof. The City of Granbury and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency, of their respective systems in said easements. The City of Granbury and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. Streets shown herein are private and maintained by the Catalina Bay II, Phase 1 Home Owner's Association.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRANBURY, TEXAS.

[signature] 3-23-2011
Deborah A. Cleary, Owner — Date

STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Deborah A. Cleary, Owner, known to me to be the persons whose names are subscribed to this plat.

Given under my hand and seal of office, this 23rd day of March 2011.

Shauna K. Durdin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHAUNA K. DURDIN NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 02-25-2012

FILED FOR RECORD
AT 9:54A M.
APR 05 2011
[signature]
County Clerk, Hood County, TX

C-362

AMENDING PLAT
LOT 60R
CATALINA BAY II
PHASE ONE

*BEING AN AMENDING PLAT OF LOTS 59 & 60
CATALINA BAY II, PHASE ONE
CITY OF GRANBURY, HOOD COUNTY, TEXAS
RECORDED IN SLIDE C-236,
PLAT RECORDS,
HOOD COUNTY, TEXAS*

THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO REMOVE THE COMMON PROPERTY LINE, UTILITY EASEMENTS, AND BUILDING SETBACKS BETWEEN LOTS 59 & 60, CATALINA BAY II, PHASE ONE RECORDED IN SLIDE C-236, PLAT RECORDS, HOOD COUNTY, TEXAS. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY EXISTING